



PROJECT OVERVIEW

Property Type:	Class A (Core)
Address:	226 Newell Ave San Antonio, TX
Submarket:	Midtown San Antonio
Year Built:	2019
Units:	223
Average SF:	801 SF
Avg. Effective Rent:	\$1,994 / \$2.49 PSF

PROMOTE STRUCTURE - AFTER CAPITAL RETURN

\$100,000 - \$475,000	17.5%
\$500,000 - \$975,000	15.0%
\$1,000,000 - \$4,975,000	12.5%
\$5,000,000 +	10.0%

PROJECT CAPITALIZATION

Purchase Price:	\$82,750,000
Capital Expenditure:	\$476,963
Closing Costs:	\$2,142,753
Total Cost:	\$85,369,716
Equity:	\$44,619,716
Limited Partner:	\$42,400,000
Barvin Co-Invest:	\$2,219,716
Debt:	\$40,750,000

RETURN SUMMARY - 10 YEAR HOLD

Cash on Cash	6.7%
Gross IRR	10.2%
Gross Multiple	2.1x
Unlevered Return	7.4%



CAUTIONARY NOTICE REGARDING FORWARD-LOOKING STATEMENTS

The information provided herein includes “forward-looking statements” within the meaning of federal securities laws. All statements other than statements of historical fact are “forward-looking statements” for purposes of these sections, including, without limitation, statements as to the predictions of earnings, income, revenues, expenses, cash flow or other financial items; any statements of the plans, strategies and objectives of management for future operations; any statements regarding future economic conditions; any statements concerning future operations, financial condition and prospects; and any statements of assumptions underlying the foregoing. Forward looking statements also include projected economics and real estate values, planned and reported capital expenditures, projected financial projections, projected cap rate, projected cash returns on investment, projected internal rates of return, unit mix profile, along with other performance results. These forward-looking statements are only predictions and, accordingly, are subject to substantial risks, uncertainties and assumptions.

Forward-looking statements involve assumptions and are subject to known and unknown risks and uncertainties that could cause actual results or performance to differ materially from those expressed or implied by such forward-looking statements. Although we believe that the assumptions reflected in forward-looking statements are reasonable, we can give no assurance that such assumptions will prove to have been correct. Forward-looking statements are no guaranty of future performance and are subject to risks, uncertainties and assumptions. Should any of these risks or uncertainties materialize, or should any of our assumptions prove incorrect, actual results may differ materially from those included within our forward-looking statements.



THE OPPORTUNITY

Barvin is excited to present the opportunity to invest in Southline Residences in San Antonio's coveted iconic Pearl neighborhood. Silver Ventures redeveloped and currently owns the historic Pearl neighborhood which includes the 2019-built Southline Residences, the newest multifamily community. Silver Ventures chose to sell Southline to highlight a success story for their development group so they can diversify into other markets like Austin. There were two other groups in the Best & Final offer round (larger institutional group and family office) with similar offers, but Barvin was chosen as the buyer due to the company's track record, commitment to long-term investment, and reputational excellence.

Property Info: Southline Residences, a LEED National Green Building Bronze Certified property, is podium construction consisting of four stories of residential units over a 2-story parking garage. Southline has a brick exterior on the perimeter, hardi plank exterior in the courtyards, and a TPO roof.

Southline's unit interiors include 10 - 15 ft ceilings, white quartz counters, island kitchens, tile backsplashes, white upper kitchen cabinets that contrast with darker grey/blue lower cabinets, open floor plans with wood flooring, carpet in bedrooms, USB charging outlets, and private balconies.

Amenities include a pool with private cabanas, private river walk access, an expansive rooftop terrace overlooking the river, community library, culinary café and lounge, multi-level fitness center with on demand workouts, outdoor entertainment lawn, dog park and wash, bike storage and maintenance station, three outdoor kitchens/grilling areas, covered ride share drop-off & pick-up area, 8 EV stations, and 364kw of solar arrays on the rooftop. Southline has a 76 walk score ("very walkable") and 72 bike score ("very bike-able").

Investment Highlights Summary: Barvin's plan is to take advantage of Southline Residence's unique quality and location. The irreplaceable property is located within the city's most desirable walkable mixed-use district, The Pearl, and adjacent to Downtown, the largest employment and entertainment center in San Antonio. Additional upside includes long-term low fixed-rate loan assumption, city and county real estate tax abatements, a resilient economy, favorable demographics, and the implementation of AI revenue management to maximize rent growth.

If you are interested in the Southline Residences investment, please contact Kate Kelm at kate.kelm@barvin.com or the phone number provided below.



INVESTMENT HIGHLIGHTS

SUSTAINABLE PRODUCT ON IRREPLACABLE LAND WITHIN THE MOST DESIRABLE MIXED-USE DISTRICT

Southline Residences promotes sustainable energy as it is a LEED National Green Building Bronze Certified property. Southline's location cannot be replaced as the Pearl neighborhood is built out, bound by the San Antonio River on the west, I-35 to the south, and Hwy. 281 to the north and east. Located along the river in the iconic Pearl neighborhood, residences of Southline enjoy walkability to dozens of unique/Pearl-inspired restaurants, bars, food halls, farmer's market, and the nationally ranked, Hotel Emma.

PROXIMITY TO MAJOR EMPLOYMENT CENTER AND RESILIENT ECONOMY

Southline is conveniently adjacent to the city's largest employment and entertainment center, Downtown San Antonio. Downtown has approx. 75,000 jobs. Major downtown employers include HEB's Headquarters, CPS Energy's Headquarters, and The Children's Hospital of San Antonio. Within a 5-mile radius, there are approx. 200,000 jobs.

Ranked as the 10th Most Recession-Proof City in the U.S. by Forbes, San Antonio has regained almost all the jobs lost during pandemic (Bureau of Labor Statistics). This is attributable to San Antonio's strong military, healthcare, and tourism sectors, which all continue to grow as the city expands on sub-sectors like telemedicine, cybersecurity, and continued defense-focused aviation contracts.

LOW FIXED RATE LOAN ASSUMPTION AND TAX ADVANTAGE

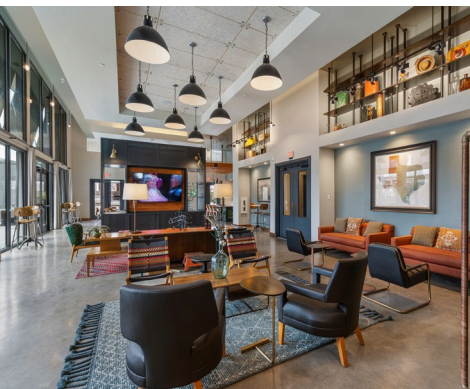
2022's interest rate environment has seen significant increases in floating and fixed interest rate loans that are currently priced in excess of 4.5%. Upon closing, which is estimated to be in 4Q22, Barvin will assume Southline's HUD loan of approximately \$41 million at a low fixed interest rate of 3.2%. In addition, Southline still enjoys real estate tax savings with the City of San Antonio and Bexar County that expire in 2030 and 2031 and totals to approximately \$5 million in savings.

FAVORABLE DEMOGRAPHICS

The average individual income at Southline is over \$118,000. Most residents are in their late 20s to mid 30s. 36% of residents work in a professional field, 18% work in Healthcare, 13% are in the military, and the remainder are in various occupations like education, or self-employed.

RENT GROWTH UPSIDE

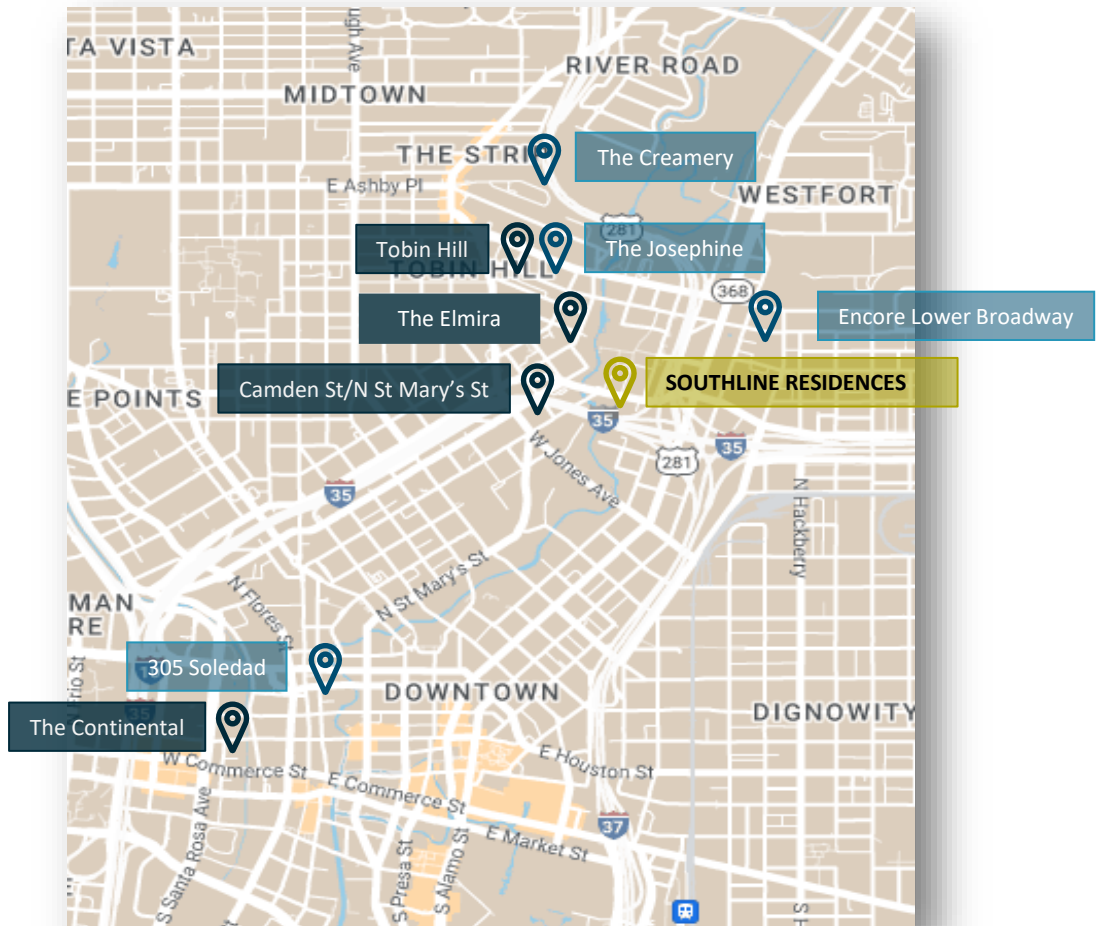
Barvin will implement an AI revenue management to push rents and stabilize the property at 95% occupancy with a reduced waitlist. The property is currently over 98% leased with a 100+ waitlist. Additionally, Barvin will self-manage the property. This vertical integration allows for improved cost efficiencies and direct involvement with residents to create improved loyalty. Additional income will come from implementing the Fetch package system charging \$20/unit.





MULTI-FAMILY SUPPLY – CLASS A, MIDTOWN/DOWNTOWN

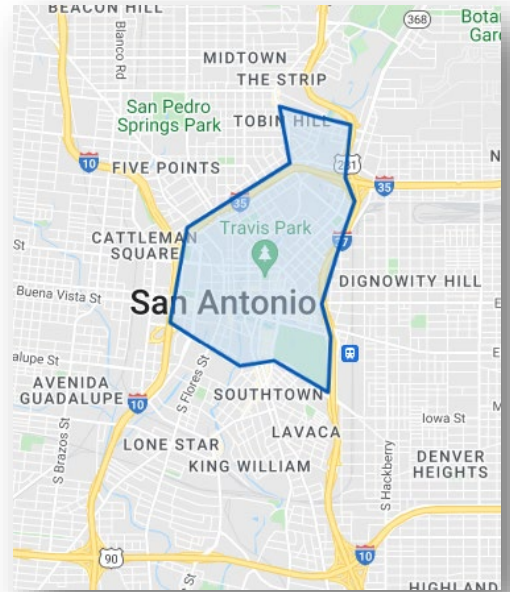
	Project	Units	Est. Completion
	Under Construction		
1	The Creamery (Embrey)	338	2023
2	The Josephine (Lynd/ Fulcrum)	261	2023
3	Encore Lower Broadway (Encore/Midway)	386	2023
4	305 Soledad St (Weston Urban, <i>high-rise</i>)*	354	2024
	Planned		
5	Tobin Hill (Urban Genesis, <i>no pool/gym/luxury amenities</i>)	160	2023
6	Camden St/N St Mary's St (Urban Genesis, <i>no pool/gym/luxury amenities</i>)*	180	2024
7	The Continental (Weston Urban, <i>high-rise</i>)*	250	2024
8	The Elmira Apartments (Silver Ventures)	263	2025



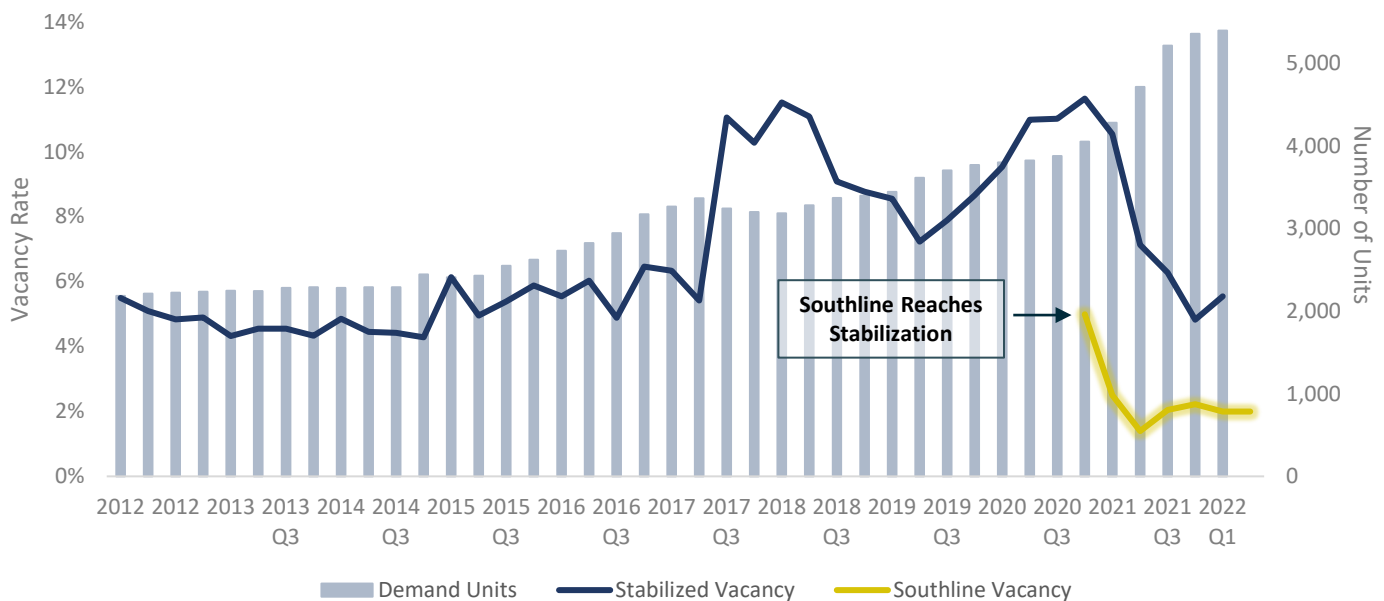


MULTIFAMILY DEMAND – MIDTOWN/DOWNTOWN AREA

- Apartment absorption in San Antonio's coveted Midtown/Downtown submarket significantly increased in 2021 and continued into 2022. A net of **446 units have been absorbed** in this submarket over the past 12 months. Absorption is projected to remain high over the next 3 years. Vacancy rates have compressed substantially in recent years, resulting in some of the highest occupancy rates on record. In the last quarter, vacancy rates are down 5.2% in this submarket. As of April 2022, Southline Residences' vacancy rate sits at 2% with an ongoing waiting list of potential residents in the triple digits.
- The submarket's population has grown 6.4% in the last 5 years, also factoring into the increasing demand.
- Current occupancy rate is 94.3%, and rent has increased 4.0% from 2022 Q1 to Q2. Costar and Real Page project market rent growth of 7.5% in the submarket over the next 12 months.
- The 3 year annual average forecast is 1,276 units will be absorbed while 1,145 units will be delivered in the submarket *



Submarket Demand and Vacancy



*CoStar, April 2022

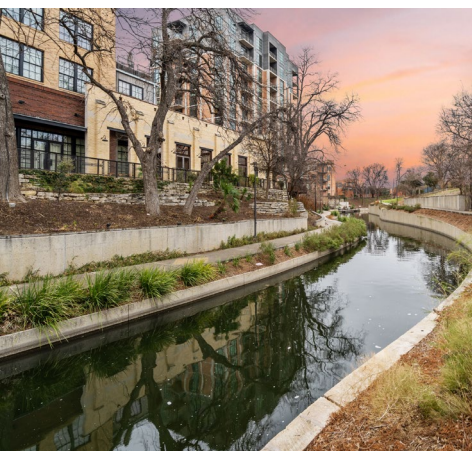


SUBMARKET OVERVIEW – Midtown/Downtown

Comprised of world-famous attractions, iconic businesses, and historical districts, Midtown/Downtown San Antonio is a highly desirable destination for renters. Due to its small inventory and irreplaceable amenities, Midtown boasts the highest rents of any other submarket in the city. More than a third of the submarket's inventory was constructed in the past 10 years. The development and rollout of the infamous “Pearl” serves as the gap between Midtown and Downtown-the second most expensive submarket. In recent years, vacancies have dropped significantly while absorptency has outpaced deliveries.

The Pearl Neighborhood

Southline's location in the Pearl makes it highly desirable for the 75,000 employees that work in the adjacent Downtown. The Pearl is a 23-acre mixed-use development that offers residents and visitors a unique working, shopping, and living experience as it is designed based on the historic theme of the Pearl Brewing Company (originally founded in 1883). Within the Pearl, you will find Hotel Emma, which is rated the #1 hotel in Texas, and #7 in the U.S. This iconic hotel offers a historic bar and clubroom, an upscale restaurant, and breathtaking architecture. The Culinary Institute of America houses one out of 3 campuses within the Pearl and offers a student-run restaurant for those seeking a unique dining experience. The Pearl also hosts a weekly Farmer's market that has made USA Today's top 10 list. In addition to the current attractions within the district, there are several new developments planned/underway for this hotspot such as new restaurants, a mixed-used development, a theatre, and more. The opening of the Pearl in 2006 was critical to the evolution of Downtown and has had a direct impact on the submarket.



SUBMARKET OVERVIEW – Upcoming Developments

The Market at Pearl:

Only steps away from Southline Residences, you will find The Market at Pearl. Initially developed in 1948, the Samuels Glass Co. building will now be transformed into a 17,400 sqft. mixed-used space, consisting of retail, office spaces, four restaurants, and a bar. The Market at Pearl will share a border with the Pearl Bottling Department Food Hall, boosting tourism and increasing foot traffic for the property. An estimated 1.5 million people per year currently visit the Pearl, with an expected influx of visitors in 2023.

Stable Hall:

Set to open in the spring of 2023, Stable hall is anticipated to be a “world-class” music venue. The historical building can host up to 1,000 people at a time in the Pearl neighborhood. The building will also feature a Biergarten with an exciting Texas-German menu, an outdoor space, and an outdoor stage. This new development is within walking distance from Southline.

UTSA - School of Data Science and National Security Collaboration Center

UTSA announced a \$90 million plan to expand into downtown San Antonio. This new campus will have a significant impact on San Antonio’s Technology sector and will likely serve as a catalyst for economic growth and development. San Antonio is known as the Cyber Security capital of Texas and will likely continue to grow its robust community as more jobs are created. This 167,000sqft building is anticipated to be completed and fully operational by 2025. UTSA School of Data Science will be a certified LEED facility.

Shown: Rendering of the Market at Pearl and Southline Residences





SUBMARKET OVERVIEW – Midtown/Downtown

Downtown San Antonio

Downtown San Antonio lies directly south of Southline. Downtown is home to several major companies that employ over 75,000 people, including H-E-B and CPS Energy. With an annual employment growth rate of 1.9%, and an economic impact of over \$19 Billion, Downtown continues to be the “powerhouse” of the city. Boasting some of the most sought-after attractions, Downtown is also the most-visited neighborhood in San Antonio. The Riverwalk (a 15-mile waterway lined with restaurants, shops, accommodations, and entertainment) brings in an estimated 11.5 million visitors annually, while the Alamo (A historical Spanish mission) attracts 2.5 million visitors annually. Located less than 10 minutes from Southline, The Lone Star District is a 32-acre mixed-use redevelopment of the Lone Star Brewery that will provide office, retail, and greenspace along the riverwalk while maintaining the Brewery’s history. Downtown has the second-highest rents in the city, falling just behind Midtown. These irreplaceable amenities play a huge role in the market.



Midtown

Sharing a border with Downtown, Midtown can take advantage of the same amenities. Known as “the heart of the city”, Midtown is composed of historic neighborhoods, affluent communities, shopping, and attractions. Famous neighborhoods like Alamo Heights and Terrell Hills anchor this area as well-established and high-quality, drawing attractive shops and restaurants to the iconic Quarry Market and North Star Mall. Midtown is home to the prestigious Trinity University, the popular Saint Mary’s Strip known for its nightlife, and the live-work-play node known as the Pearl. Within Midtown, you will also find Brackenridge Park. This public park stretches over 343 acres of land. Here you’ll find Attractions within the park that include the renowned San Antonio Zoo, Witte Museum, and the Japanese Tea Gardens. Over 1 million people visit Brackenridge Park each year. Midtown has the highest rent of any neighborhood in the city. Due in part to the small inventory in Midtown, the number of units currently under construction is about a third of all existing stock here.





SUBMARKET OVERVIEW – AERIAL MAP – THE PEARL



HOTEL EMMA

- SUPPER (*restaurant*)

AMPHITHEATRE AT PEARL

CULINARY INSTITUTE OF AMERICA

- SAVOR (*restaurant*)

STABLE HALL
(*marquee South Texas music hall*)
Coming 2023

PEARL PLAZA

- FOOD HALL AT THE BOTTLING DEPARTMENT
- SOUTHERLEIGH FINE FOOD AND BREWERY
- BRASSERIE MON CHOU CHOU (*Vintage French Cuisine*)

PEARL FARMERS MARKET

PRIVATE RIVER WALK ACCESS

SOUTHLINE

BEST QUALITY DAUGHTER
(*Asian Fusion Cuisine*)

SAMUEL'S MARKET
(*restaurants, quick-service concepts, office, and retail*)
Coming Soon

- BAKERY LORRAINE
- CURED (*New America Cuisine*)
- LOCAL COFFEE FOUNDERS
- HIGH STREET WINE CO
- NICHE AT PEARL (*clothing*)
- TEN THOUSAND VILLAGES (*fair-trade artisan shop*)
- DOS CAROLINAS (*custom shirt boutique*)
- RANCHO DIAZ (*home goods*)

MARKET OVERVIEW – San Antonio

San Antonio is the 2nd largest city in Texas in terms of population. According to the U.S. Census Bureau, San Antonio added more people between mid-2020 to mid-2021 than any other U.S. city. This fast-growing city is home to over 2.4 million people and counting. With an annual population growth of 1.1%, San Antonio outpaces the national average of 0.2%. To accommodate this growth, San Antonio recently announced a \$2.5 billion plan to build a new Airport terminal that will add 17 gates, a parking garage, a new ground transportation center, and terminal road realignment.

San Antonio is a pro-business economy that is highly desirable due to its incentives for new businesses, developments, and investments. Businesses can benefit from tax abatements, the Economic Development Incentive Fund, development service fee waivers, and more. San Antonio is also nicknamed “Military City, U.S.A.” for its heavy military presence. The military’s economic impact totals \$27 billion annually, providing around one-fifth of the metro’s employment. The city’s association with the military and scientific research has curated a unique combination of resources that includes the second-largest concentration of cybersecurity professionals in the U.S. According to the Regional Economic Partnership, job growth in technology is predicted to continue to be above the national average for the next 10 years. The high population and job growth in this area align with Barvin’s investment thesis. It is also important to consider the close proximity to Austin, another high-growth metro. Plans to develop a 100-mile hiking trail that connects Austin and San Antonio have been announced. This Greenspace expansion is set to be completed by 2036. Tourism is another major driver of San Antonio’s economy, bringing in an estimated \$15 billion annually. San Antonio is known for its stable, resilient economy. According to Forbes, this city is the 10th most recession-proof city in the Nation.

The most recent Bureau of Labor Statistics data shows that San Antonio has regained almost all of the jobs it lost during the pandemic, despite the fact that about a quarter of the employment base is in high-risk sectors including leisure and hospitality, retail trade, and oil and gas extraction. In the multifamily housing market, San Antonio proves to be a strong, pandemic-era performer. Absorption outmatched new deliveries of the past year, and vacancy rates are at an all-time low. San Antonio leads the national average in terms of vacancy reduction. Due to demand materially outpacing supply, landlords have been able to push rents beyond 12% over the past year. San Antonio’s positive demand momentum is uniquely positioned to benefit from the proximity to Austin as an affordable alternative destination. Apartment supply in the market has picked up to meet the growing demand with an estimated 11,000 units underway, with two-thirds of that being 4 & 5-star units.

NO. 1
**Most Visited City
in Texas**

(U.S. News)

NO. 2
**Largest Population
in Texas**

(U.S. Census)

NO. 7
**Largest City in the
U.S.**

(U.S. Census)

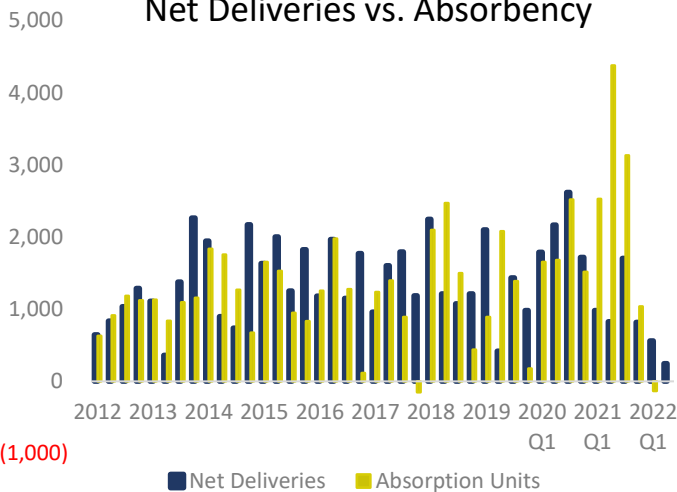
NO. 8
**Fastest Growing
City in the U.S.**

(U.S. Census)

NO. 10
**Most Recession-
proof City**

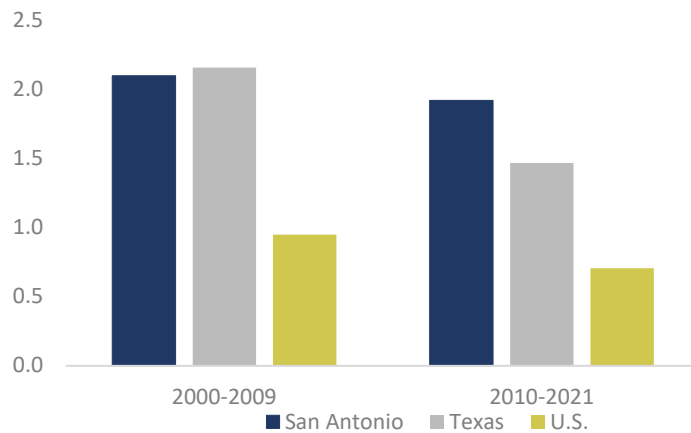
(Forbes)

Net Deliveries vs. Absorbency



Source: CoStar

Population Percent Change



Source: CoStar, FRED Data, US Census



MAJOR EMPLOYERS



Major San Antonio Employers

of Employees

H-E-B Headquarters	90,000
Joint Base San Antonio	80,000+
South Texas Medical Center	56,000
UTSA	33,000
City of San Antonio	27,040
USAA Global Headquarters	19,500
Valero	10,000
Methodist Healthcare System	9,620
Baptist Health System	6,383
Rackspace	6,115

San Antonio's Major Industries

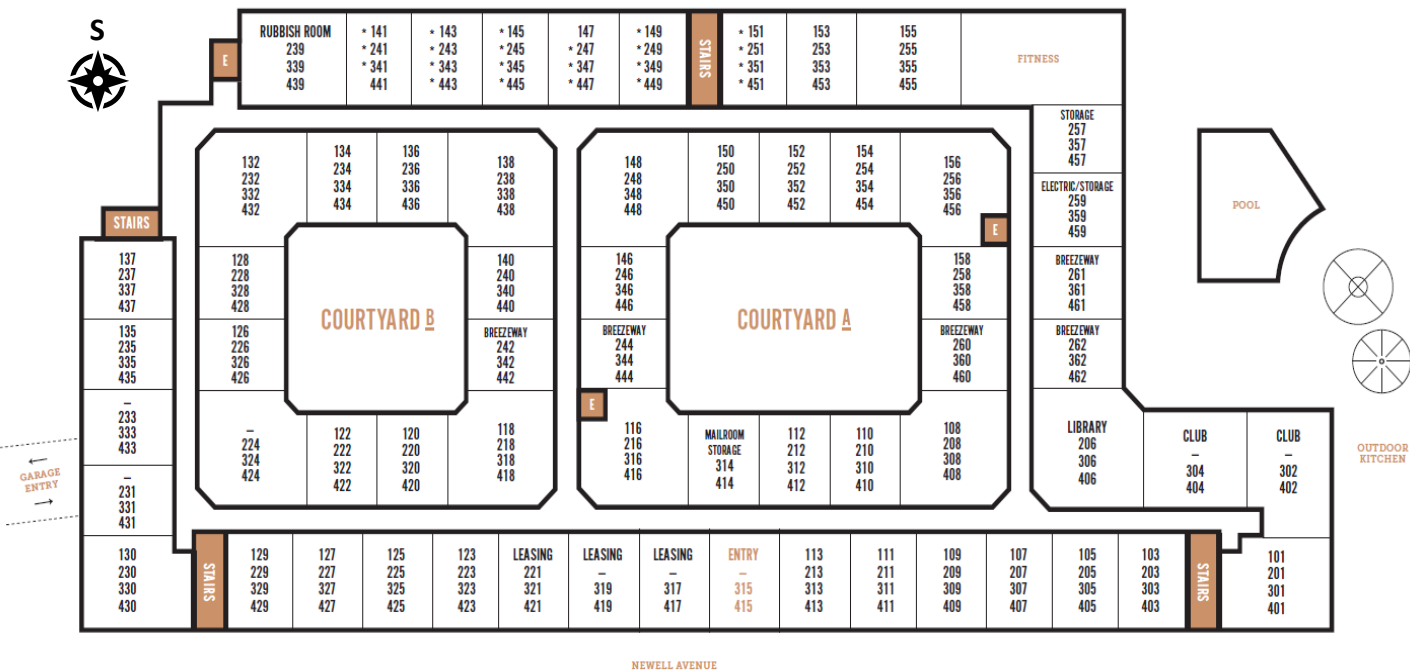
Healthcare and Bioscience	\$42 billion in annual regional impact
Aerospace	Aerospace research, engineering, and testing
Information Technology and Cybersecurity	2 nd largest concentration of cybersecurity professionals



UNIT MIX

Unit Type	% Total	Units	SF	Effective Rent	Effective Rent PSF
1 Bedroom	76.23%	170	689 SF	\$1,715	\$2.49
2 Bedroom	23.77%	53	1,160 SF	\$2,889	\$2.49
TOTAL/AVERAGE		223	801 SF	\$1,994	\$2.49

22 of the 35 highway-facing units (south side) are tied to the CPI and are denoted with a dot. All 35 units are also reinforced double-pane windows for noise reduction.





PROJECT OVERVIEW

Project Information

Property Name	Southline Residences at Pearl
Location	226 Newell Ave
Submarket	Midtown/Downtown
Year Built	2019
Property Class	A (Core)
Units	223
Building(s)	1
Average Unit SF	801
Occupancy	98.2%
Average Effective Rent	\$1,994
Average Effective Rent/SF	\$2.49
Land Area	2.00 acres
Density	111.5 units/acre
Parking Spaces	268 spaces
Parking Ratio	1.20 spaces/unit



INVESTMENT RETURN SUMMARY

Project Cost

	Total	Per Unit
Purchase Price	\$82,750,000	\$371,076
Capital Expenditure	\$476,963	\$2,139
Closing Costs	\$2,142,753	\$9,608
Total Cost	\$85,369,716	\$382,824

Project Level Return Summary :

10-Year Hold

Unlevered IRR	7.4%
Project IRR	10.2%
Project Equity Multiple	2.1x
Cash-on-Cash ¹	6.7%

- Including debt amortization, return on equity is 7.6%.
- All equity is returned via cash flow or refinance/sale before promote structure begins. Assumes refinance at the end of year 7 into 4.5% loan. Accounts for 2.0% prepayment penalty. If interest rates are not favorable at the end of Year 7, the HUD loan will remain, and the refinance will not occur.
- The net investor returns based on our 2021 terms | (7% preferred return | 20% promote | 1% acquisition fee | 1% disposition fee) would be 9.8% net IRR and 2.0x net equity multiple.
- Investors are encouraged to form investment groups to each achieve the lower promote/higher return hurdle through aggregating a higher investment amount with their group to incentivize referrals.

Net Investor Return Summary ^{2, 3} :

10-Year Hold

17.5% Promote (Investment Amount: \$100K - \$500K)	Net IRR/Net EM 9.4% / 2.0x
15.0% Promote (Investment Amount: \$500K - \$1MM)	Net IRR/Net EM 9.5% / 2.0x
12.5% Promote (Investment Amount: \$1MM - \$5MM) ⁴	Net IRR/Net EM 9.7% / 2.0x
10.0% Promote (Investment Amount \$5MM +) ⁴	Net IRR/Net EM 9.9% / 2.1x





INVESTMENT TERMS

Investment Summary

Offering Size	\$42,400,000
Barvin Co-investment	\$2,244,716 (5% of Equity)
Minimum Investment	\$100,000 unless otherwise approved in units of \$25,000
Distributions	Semiannually (as required by HUD) after first full two quarters of ownership (estimated initial distribution 7/15/23)

Distributions

First	Pro rata return of capital
Second	Respective Promote to Sponsor

Fees ¹

Acquisition Fee	1.5% of Purchase Price
Asset Management Fee	1.0% of Annual Gross Revenue
Property Management Fee	3.0% of Total Revenue



1. Barvin's fee structure has changed relative to 2021 investment opportunities. We removed the 1.0% disposition fee and increased the acquisition fee from 1.0% to 1.5%.



INVESTMENT CAPITAL SUMMARY

Project Capitalization

	Amount	% of Total Cost
Debt	\$40,750,000	48%
Equity	\$44,619,716	52%
Total Cost	\$85,369,716	100%
LP Equity	\$42,400,000	95%
Sponsor Equity	\$2,219,716	5%
Total Equity	\$44,619,716	100%

Debt

HUD Loan Assumption	Originated on 10/12/2017
Total Amount	\$40,750,000
Leverage (of Purchase Price)	49.2%
Expiration	1/1/2060
Fixed Interest Rate (fully amortizing)	3.20%
Mortgage Insurance Premium	0.25%





PRO FORMA – ANNUAL CASH FLOW

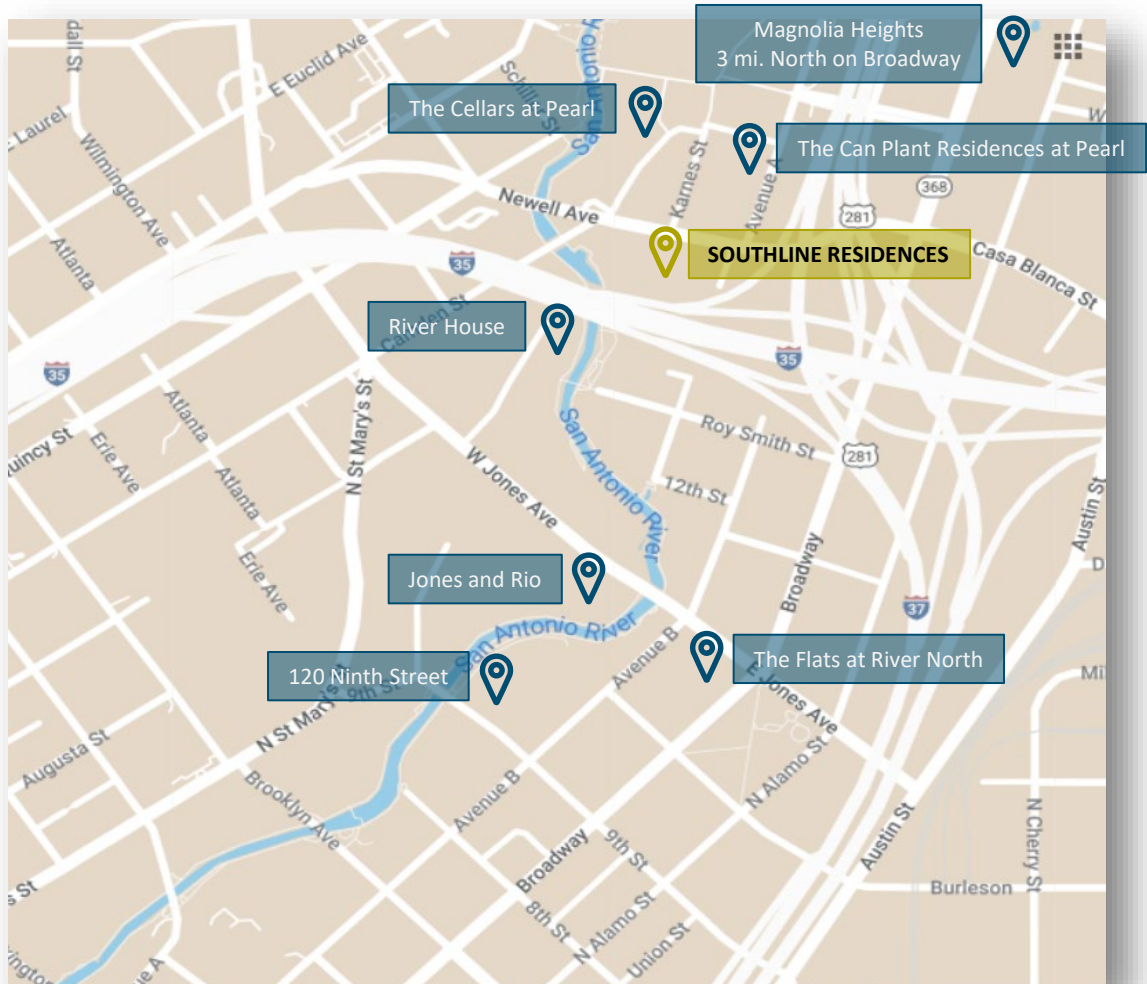
Income	T1 + Pro Forma	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Scheduled Rent	\$5,897,640	\$5,895,435	\$6,512,764	\$6,914,457	\$7,160,383	\$7,415,056	\$7,678,787	\$7,951,898	\$8,234,723	\$8,527,607	\$8,830,908
Less: Loss to Lease	(\$535,704)	(\$58,954)	(\$65,128)	(\$69,145)	(\$71,604)	(\$74,151)	(\$76,788)	(\$79,519)	(\$82,347)	(\$85,276)	(\$88,309)
Less: Vacancy	(\$95,041)	(\$294,772)	(\$325,638)	(\$345,723)	(\$358,019)	(\$370,753)	(\$383,939)	(\$397,595)	(\$411,736)	(\$426,380)	(\$441,545)
Less: Concessions	\$0	(\$11,791)	(\$13,026)	(\$13,829)	(\$14,321)	(\$14,830)	(\$15,358)	(\$15,904)	(\$16,469)	(\$17,055)	(\$17,662)
Less: Other Economic Loss	(\$31,367)	(\$82,351)	(\$90,974)	(\$96,585)	(\$100,021)	(\$103,578)	(\$107,262)	(\$111,077)	(\$115,028)	(\$119,119)	(\$123,356)
Net Rental Income	\$5,235,528	\$5,447,567	\$6,017,998	\$6,389,175	\$6,616,418	\$6,851,744	\$7,095,440	\$7,347,803	\$7,609,142	\$7,879,776	\$8,160,036
RUBS	\$200,359	\$194,010	\$197,926	\$201,921	\$205,997	\$210,155	\$214,396	\$218,724	\$223,139	\$227,643	\$232,237
Other Income	\$202,079	\$227,501	\$232,093	\$236,778	\$241,557	\$246,433	\$251,407	\$256,481	\$261,658	\$266,940	\$272,328
Total Income	\$5,637,966	\$5,869,078	\$6,448,017	\$6,827,874	\$7,063,972	\$7,308,331	\$7,561,243	\$7,823,008	\$8,093,939	\$8,374,358	\$8,664,601
Effective Rent	\$2,004	\$2,177	\$2,405	\$2,553	\$2,644	\$2,738	\$2,835	\$2,936	\$3,040	\$3,148	\$3,260
Effective Rent / SF	\$2.50	\$2.72	\$3.00	\$3.19	\$3.30	\$3.42	\$3.54	\$3.66	\$3.80	\$3.93	\$4.07
		108.63%	110.47%	106.17%	103.56%	103.56%	103.56%	103.56%	103.56%	103.56%	103.56%
Expenses											
Personnel	\$480,701	\$480,701	\$490,404	\$500,302	\$510,400	\$520,703	\$531,213	\$541,935	\$552,873	\$564,033	\$575,417
R&M, Turnover, Contract Services	\$205,160	\$205,160	\$209,301	\$213,526	\$217,836	\$222,232	\$226,718	\$231,294	\$235,963	\$240,725	\$245,584
Advertising/Marketing	\$111,500	\$111,500	\$113,751	\$116,047	\$118,389	\$120,778	\$123,216	\$125,703	\$128,241	\$130,829	\$133,470
Administrative	\$66,900	\$66,900	\$68,250	\$69,628	\$71,033	\$72,467	\$73,930	\$75,422	\$76,944	\$78,497	\$80,082
Utilities	\$223,000	\$223,000	\$227,501	\$232,093	\$236,778	\$241,557	\$246,433	\$251,407	\$256,481	\$261,658	\$266,939
Management Fee	\$160,581	\$176,072	\$193,441	\$204,836	\$211,919	\$219,250	\$226,837	\$234,690	\$242,818	\$251,231	\$259,938
Other Controllable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Controllable Expenses	\$1,247,842	\$1,263,333	\$1,302,647	\$1,336,431	\$1,366,355	\$1,396,987	\$1,428,347	\$1,460,451	\$1,493,320	\$1,526,973	\$1,561,431
Ad-Valorem Taxes	\$1,575,024	\$1,575,024	\$1,614,854	\$1,655,691	\$1,697,561	\$1,740,490	\$1,784,504	\$1,829,631	\$1,875,900	\$1,923,338	\$1,971,977
Other Taxes	\$17,664	\$17,664	\$18,020	\$18,384	\$18,755	\$19,134	\$19,520	\$19,914	\$20,316	\$20,726	\$21,144
Insurance	\$125,995	\$125,995	\$128,538	\$131,133	\$133,779	\$136,480	\$139,234	\$142,045	\$144,912	\$147,837	\$150,821
Tax Abatement/Reimb	(\$342,686)	(\$342,686)	(\$352,086)	(\$361,724)	(\$371,606)	(\$381,738)	(\$392,127)	(\$402,778)	(\$349,627)	(\$2,695)	(\$2,695)
Total Non-Controllable Expenses	\$1,375,997	\$1,375,997	\$1,409,327	\$1,443,484	\$1,478,490	\$1,514,365	\$1,551,132	\$1,588,812	\$1,691,501	\$2,089,207	\$2,141,247
Replacement Reserve	\$55,750	\$55,750	\$56,875	\$58,023	\$59,194	\$60,389	\$61,608	\$62,852	\$64,120	\$65,415	\$66,735
Total Expenses	\$2,679,590	\$2,695,081	\$2,768,849	\$2,837,939	\$2,904,039	\$2,971,742	\$3,041,086	\$3,112,115	\$3,248,941	\$3,681,595	\$3,769,413
Net Operating Income	\$2,958,376	\$3,173,997	\$3,679,168	\$3,989,935	\$4,159,933	\$4,336,590	\$4,520,157	\$4,710,893	\$4,844,998	\$4,692,764	\$4,895,188
Return on Cost	3.58%	3.72%	4.31%	4.67%	4.87%	5.08%	5.29%	5.52%	5.68%	5.50%	5.73%
Debt Service	\$1,934,274	\$1,934,274	\$1,934,274	\$1,934,274	\$1,934,274	\$1,934,274	\$1,934,274	\$1,934,274	\$3,053,549	\$3,053,549	\$3,053,549
Cash Flow After Debt Service	\$1,239,723	\$1,744,894	\$2,055,661	\$2,225,659	\$2,402,316	\$2,585,883	\$2,776,619	\$2,776,619	\$1,791,449	\$1,639,215	\$1,841,639
DSCR	1.64x	1.90x	2.06x	2.15x	2.24x	2.34x	2.44x	2.44x	1.59x	1.54x	1.60x
Asset Management Fees	\$58,691	\$64,480	\$68,279	\$70,640	\$73,083	\$75,612	\$78,230	\$80,939	\$83,744	\$86,646	\$86,646
Net Cash Flow	\$1,181,032	\$1,680,414	\$1,987,382	\$2,155,019	\$2,329,232	\$2,510,270	\$2,698,389	\$2,698,389	\$1,710,509	\$1,555,471	\$1,754,993
Cash-on-Cash	2.65%	3.77%	4.45%	4.83%	5.22%	5.63%	6.05%	6.05%	11.66%	10.60%	11.96%
Annual Return on Equity	3.85%	5.01%	5.74%	6.16%	6.60%	7.06%	7.53%	7.53%	11.66%	10.60%	11.96%

- Historical:** In Place – T-1 income, F-12 pro-forma expenses
- Effective Residential Rent:**
 - 8.6% rent growth in Year 1, 10.5% in Year 2, and 6.2% in Year 3
 - Rent growth attributable to a mix of implementing revenue management, pushing rents to stabilize at 95% occupancy and reduced waitlist, and Costar and RealPage rent projection of 7.5% (10% of the property's units are tied to the CPI for rent increases)
- Other Income:**
 - Charge Fetch fees of \$20/mo.
- Property Taxes:** 2.5% annual growth starting in Year 1
 - City Tax Reimbursement (expires in 2031) keeps the city tax cost constant since 2016 Base Year's tax
 - Bexar County Abatement (expires in 2030) in the amount of 40% of the increase in tax value above base year
- Operating Expenses:** 2.0% annual growth starting in Year 2
- Property Management Fee:** 3.0% per year
- Asset Management Fee:** 1.0% per year
- Refinancing:** 2.0% prepayment penalty paid at refinance at the end of Year 7. Assumes new 4.5% interest-only loan



RENT COMPS

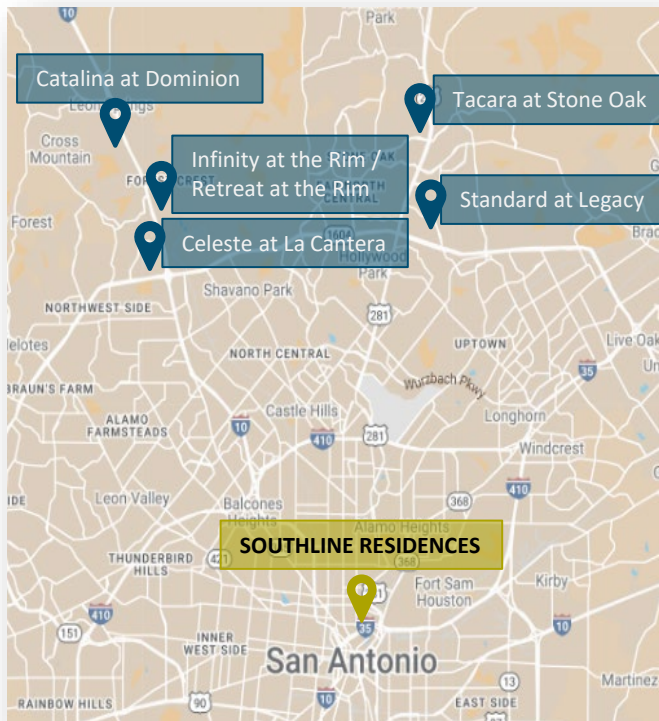
					SORTED BY	
Name	Year Built	Units	Occ.	Avg. SF	Rent	PSF
The Flats at River North	2021	218	98.20%	908	\$1,467	\$1.62
Jones and Rio Apartments	2017	191	94.20%	762	\$1,628	\$2.14
River House	2015	261	93.50%	794	\$1,745	\$2.20
120 Ninth Street	2018	220	92.70%	811	\$1,860	\$2.29
Southline Residences at Pearl	2019	223	99.00%	801	\$1,994	\$2.49
The Can Plant Residences at Pearl	2012	293	93.90%	884	\$2,015	\$2.28
Magnolia Heights	2020	150	71.80%	975	\$2,181	\$2.24
The Cellars at Pearl	2017	122	96.50%	1,237	\$4,380	\$3.54
AVERAGES	-	209	92.38%	897	\$2,157	\$2.35





SALE COMPS

					SORTED BY		
Name	Year Built	Units	Avg Size	Price	\$/Unit	\$/SF	Sale Date
Southtown Flats	2016	229	851	\$46,500,000	\$203,057	\$238.61	21-Aug
Encore SoFlo	2019	339	676	\$75,258,000	\$222,000	\$328.40	22-Jan
Tacara at Stone Oak	2021	338	934	\$77,000,000	\$227,811	\$243.91	21-Oct
Standard at Legacy	2020	323	957	\$74,936,000	\$232,000	\$242.42	UC
Infinity at the Rim	2018	310	1712	\$73,000,000	\$235,484	\$137.55	21-Jul
120 Ninth Street	2017	220	819	\$52,200,000	\$237,273	\$289.71	21-Oct
Celeste at La Cantera	2018	300	993	\$72,500,000	\$241,667	\$243.37	21-Aug
Catalina at Dominion	2019	255	1004	\$62,150,000	\$243,725	\$242.75	UC
Retreat at the Rim	2019	384	1036	\$96,050,000	\$250,130	\$241.44	21-Dec
Jones and Rio	2017	191	763	\$50,042,000	\$262,000	\$343.38	21-Dec
Magnolia Heights	2020	149	981	\$51,300,000	\$344,295	\$350.96	21-Dec
Southline Residences	2019	223	801	\$87,250,000	\$371,076	\$463.20	UC
AVERAGES		271	961	\$68,182,167	\$255,877	\$280.48	





ABOUT US

Core Values:

- Build great teams
- Love thy neighbor
- Transparent communication
- Inspired to go above & beyond
- Compassionate accountability

Barvin is a privately-held real estate investment and service company specializing in multifamily properties. Headquartered in Houston, Texas, we focus on properties in major markets. Barvin develops, acquires, renovates, and manages multifamily assets. We combine a conservative investment approach with a focus on providing high-quality service for our residents to create exceptional value for our partners. Our goal is to generate superior returns by developing, acquiring, and actively managing Core/Core+ multifamily properties that withstand the test of time.

"Barvin's mission is to create communities that withstand the test of time."



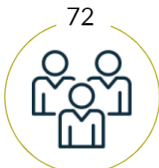
2009

Founded



\$900M

Assets Under
Management



72

Employees



\$300M

Equity Invested



6.5K

Total Units Acquired
/Developed



THE BARVIN ADVANTAGE

Operational Excellence and Data Analytics

- Cycle-tested leadership averages 25 years of experience
- Vertically integrated property management structure Performance benchmarking and OKRs align company goals and track progress

Investor Alignment and Governance

- Significant co-investment from founder
- World-class advisory board comprised of c-suite executives with public and private REIT experience guides strategic decisions
- Direct investment model reduces fees.

Strategic Planning and Risk Reduction

- Institutional approach to site selection for acquisitions and development
- High population and job growth metros within pro-business states.



THE TEAM

Eric Barvin – President and Chief Executive Officer

As founder, chairman, and CEO of Barvin, Eric is responsible for the strategic planning and growth of the company and maintains oversight over all aspects of Barvin. Eric believes that the company's commitment to an evergreen business strategy allows Barvin to make long term commitments, thereby helping to attract and retain the best talent in the industry. In 2009, Eric founded Barvin Group, LLC to acquire multifamily communities. He has spent the past 12 years building a company that's committed to going above and beyond for our team members, residents and partners. Eric is a member of the National Multifamily Housing Council, Houston Apartment Association and the Urban Land Institute. Eric and his family live in Houston, Texas. Eric received a degree in international studies and economics from Emory University.

Randall Ell – Chief Operating Officer

Mr. Ell has over 36 years of experience in the real estate business. Most recently, he was the COO for Steadfast Companies, which owned 24,000 to 38,000 units and 139 properties. Prior to Steadfast he was the COO for Corvias Military Living, which provides and manages housing for over 25,000 single family homes across the U.S. He was a principal and founding partner of Allegiant Residential a privately held firm based in Birmingham, AL. Mr. Ell was President of Summit Properties (NYSE:SMT) a REIT active in the management and development of luxury multifamily communities, owning and managing over 90 properties / 24,000 units. Mr. Ell served for 10 years on the Advisory Committee for the School of Property Management at Virginia Tech University. Mr. Ell is a graduate of UCLA with a Bachelor of Arts Degree in Economics.

Susan Pohl – Senior Vice President of Acquisitions

Susan has over 25 years of experience in the multi-family industry. She's acquired over 30,000 multi-family units, covering all aspects of the transaction. Prior to joining Barvin, Susan was Vice President, Acquisitions for Resource Real Estate's western region acquiring over \$1B in assets in under five years in Texas, California, Arizona and Oregon. She also spent nine years with KC Venture Group acquiring 21 assets in Texas. Susan holds a BA in Economics from the University of Texas at Austin and currently serves on the department's Economic Advisory Council. She is the 2011 past president of CREW Houston and is an active member of NMHC. She holds a broker's license in the state of Texas.

Mark Foraker – Senior Vice President of Operations

Mr. Foraker has 28 years of Property Management Experience. Prior to joining Barvin as the SVP of Operations, he spent 3 years with Steadfast operating 40 assets / 15,000 units in Texas, Oklahoma, Kansas, and Missouri where he successfully positioned the portfolio for a merger with IRT, a publicly traded company. Mark has also held senior leadership positions at Corvias (Business Director for Fort Bragg) in military property management and at Dinerstein (President of Property Management). Over the course of his career, Mark has gained extensive experience in virtually all sectors of property management. Mr. Foraker graduated in 1993 from UCLA with a BA in History.

Daniel Kughen – Senior Vice President of Construction and Facilities

Daniel Kughen is SVP of Construction and Facilities at Barvin. He has been in multi-family and property management space for over 28 years with a strong facilities background as SVP of Facilities and Construction at Steadfast, one of the largest REITs in the US. Prior to Steadfast, Daniel was VP of Construction QA/QC of Dinerstein, one of the country's leading developers, focusing on new, multi-family construction. Skilled in Real Estate Due Diligence, Contracting, Construction, Cap X, Renovations and Contract Negotiation, Risk management, QA/QC, waterproofing and roofing systems. Daniel graduated from The University of Houston with a degree in Construction Management.

Derrek LeRoux – Vice President of Development

Derrek LeRoux leads all Barvin ground-up development activities in the United States. Prior to joining Barvin, Derrek was COO for Caydon's United States division headquartered in Houston, TX. Prior to Caydon, Derrek developed multifamily properties with Trammel Crow Residential and built high-rise properties for The Hanover Company. Derrek holds a Master of Business Administration from The University of Houston and a Bachelor of Science from Texas A&M University. Derrek and his wife Emily have two children and enjoy college football, youth sports, and spending time with family.

Matt Kolenc – Controller

Matt is responsible for the financial oversight of Barvin companies, including accounting, budgeting, and financial reporting. He reviews the monthly accounting reports and statements for the Barvin portfolio. Prior to joining Barvin, he was an Accounting Manager at Bozzuto Management Company, responsible for a portfolio of 20 multifamily and mixed properties in the Mid-Atlantic and Northeast United States. Before that position, Matthew worked in public accounting for Cohen Reznick and for Aronson. Matthew graduated with a degree in Accounting and Management from George Mason University.

Kate Kelm – Director of Investor Relations

Kate heads Barvin's equity raising, investor communications and reporting efforts. She has over 10 years of institutional finance experience, most recently helping lead the investor relations and sustainability initiatives at Callon Petroleum. She advised and managed over 25 investor relations and corporate finance accounts during her market intelligence roles at Ipreo (now S&P Global). Kate began her career as an institutional equity research associate, covering companies and commodities in the energy sector. She graduated summa cum laude from Tulane University with dual majors in Finance and Economics.



FREQUENTLY ASKED QUESTIONS

1. What's the background and story behind Southline Residences?

Silver Ventures owns all 3 multifamily properties in The Pearl. They developed Southline in 2019, the newest product of the 3. They are only selling Southline because they are looking to diversify into other markets like Austin and need to show a success story to raise capital for future deals.

2. What is the stabilized cap rate?

The property is 98.2% occupied and the in-place cap rate is 3.58% but will increase to 3.74% once we increase rents where the property is stable at around 95% occupancy with a minimal waitlist, effectively increasing revenue by 8.6% in Year 1 over T1 annualized. By Yr. 2, we project a cap rate/return on cost of 4.31%.

3. Are concessions prevalent in the market?

Stabilized assets within the submarket are not currently offering concessions.

4. What is the condition of the property and what upgrades are being planned?

Southline Residences is in great condition with no deferred maintenance. No upgrades are currently planned for the property as it was constructed in 2019. We have budgeted a nominal amount for a new sign package with Barvin's rebranding and a contingency for any unforeseen deferred maintenance or capital improvements to be made.

5. What rent increases are being projected?

We are projecting the property's average in-place rent to increase approx. 8.6% in Year 1 and 10.5% in Year 2. The first two years' rent growth are attributable to a mix of implementing revenue management, pushing rents to stabilize at 95% occupancy with a reduced waitlist, and Costar's and RealPage's rent projection of 7.5%

6. What are the biggest threats to this investment and underwriting?

The biggest threat to this investment and underwriting is the 1,300 units being delivered in the next 3 – 5 years. However, these properties do not share the same unique riverwalk access and walkability within the Pearl as Southline Residences.

7. Who will manage the property?

The property will be managed by Barvin Property Management.

8. What is the breakdown of the closing costs?

Acquisition Fee (1.5%): \$1,241,250
3rd Party Reports/Tax and Insurance Escrows: \$862,053
Deferred Maintenance/Rehab/Rebranding/Contingency: \$476,963
Financing: \$39,450
Total: \$2,619,716

9. What fees are we talking?

1.5% acquisition fee, 3.0% management fee on revenue, and 1.0% asset management on revenue.

10. When will distributions begin and at what frequency?

We will be assuming the HUD loan which we anticipate to close in 4Q22. Distributions will occur semiannually and are estimated to begin after the first two full quarter of ownership. Investors will receive quarterly updates on the property's performance.

11. Why is Barvin purchasing the selling entity?

Purchasing the entity will reduce the real estate tax exposure by limiting the re-appraised value after closing. Among other items, a stipulation of the purchase will include indemnities that will protect Barvin and investors from any lawsuits and liability that existed prior to closing.